

001.0

0003

0022.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

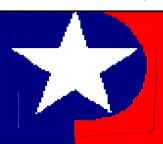
Total Card / Total Parcel
853,500 / 853,500

USE VALUE:

853,500 / 853,500

ASSESSED:

853,500 / 853,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
48		FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARTIN JOHN E & MARY E
Owner 2:	
Owner 3:	

Street 1: 48 FAIRMONT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 3,769 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2475 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3769		Sq. Ft.	Site		0	80.	1.41	1									426,455						426,500	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	3769.000	427,000		426,500	853,500		974
Total Card	0.087	427,000		426,500	853,500	Entered Lot Size	GIS Ref
Total Parcel	0.087	427,000		426,500	853,500	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	344.85	/Parcel: 344.8	Land Unit Type:	Insp Date

08/25/17	195!
Prior Id # 1:	974
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
12/10/20	15:58:45
LAST REV	Date Time
09/07/17	13:27:04
apro	
95	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID	001.0-0003-0022.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	427,300	0	3,769.	426,500	853,800	853,800	Year End Roll	12/18/2019
2019	104	FV	332,500	0	3,769.	453,100	785,600	785,600	Year End Roll	1/3/2019
2018	104	FV	332,500	0	3,769.	330,500	663,000	663,000	Year End Roll	12/20/2017
2017	104	FV	332,400	0	3,769.	287,900	620,300	620,300	Year End Roll	1/3/2017
2016	104	FV	332,400	0	3,769.	245,200	577,600	577,600	Year End	1/4/2016
2015	104	FV	296,000	0	3,769.	239,900	535,900	535,900	Year End Roll	12/11/2014
2014	104	FV	296,000	0	3,769.	197,200	493,200	493,200	Year End Roll	12/16/2013
2013	104	FV	308,000	0	3,769.	187,600	495,600	495,600		12/13/2012

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
11/13/2001	843	Re-Roof	2,200	C				REROOF 1/2 OF ROOF	8/25/2017	Inspected	PH	Patrick H					
									8/4/2017	MEAS&NOTICE	HS	Hanne S					
									1/23/2009	Meas/Inspect	294	PATRIOT					
									9/23/1999	Meas/Inspect	163	PATRIOT					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

